

COUNTY OF YORK

MEMORANDUM

DATE: March 24, 2004 (BOS Mtg. 4/6/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. SE-12-04, York County Board of Supervisors

ISSUE

This application requests a Special Exception, pursuant to Section 24.1-231(b) of the Zoning Ordinance, to authorize an exemption to the height regulations for the IL (Limited Industrial) zoning district to allow the installation of a 140-foot self-supporting communications tower with a 12-foot antenna (total height: 152 feet) at the York County Public Safety Building (Emergency Operations Center) located at 301 Goodwin Neck Road. The subject property is part of the York County Operations Center complex located on the north side of Goodwin Neck Road and is further identified as Assessor's Parcel No. 024-62B.

DESCRIPTION

- Property Owner: York County Board of Supervisors
- Location: 301 Goodwin Neck Road (Route 173)
- Area: The entire Operations Center complex encompasses approximately 50 acres
- Frontage: Approximately 2000 feet on Goodwin Neck Road
- Topography: Flat
- 2015 Land Use Map Designation: Limited Business
- Zoning Classification: IL – Limited Industrial
- Existing Development: York County Operations Center - includes the Public Safety Building housing the Sheriff's Department, Fire and Life Safety Department, Emergency Communications Center (911), and Emergency Operations Center
- Surrounding Development:

North: Undeveloped property zoned IG – General Industrial

East: Undeveloped property zoned GB – General Business

South: Single family detached homes in Cooper's landing subdivision (across Goodwin Neck Road)

West: Single Family residences and auto repair garage

- Proposed Development: Replacement of existing 92-foot tower/antenna with a 152-foot tower/antenna that will serve as part of the York County-James City County-Williamsburg Regional Emergency Communications System.

CONSIDERATIONS/CONCLUSIONS

1. The proposed tower is part of a new network of towers and antennae being developed in York County and James City County to support the new emergency communications systems being deployed by the two jurisdictions. This particular tower will serve the Emergency Communications Center (E-911) that is the hub of York County's emergency communications system.
2. The existing tower was installed in conjunction with the construction of the Public Safety Building and, because it is less than 100-feet in total height, required no special authorizations (accessory communications towers are permitted as matter of right if less than 100 feet in height).
3. Section 24.1-231(b)(1) of the Zoning Ordinance provides an opportunity for the Board of Supervisors to authorize exemptions to the 100-foot height limitation. In this case, the additional height is needed to ensure that the County's new communications system has complete and reliable coverage. Once the proposed tower is in place and operational, the existing tower will be removed.
4. The proposed tower will be located behind the Public Safety Building and will be approximately 300 feet from Goodwin Neck Road and over 450 feet from the nearest residence in the Cooper's Landing subdivision. The tall pines along both sides of Goodwin Neck Road and around the perimeter of the Public Safety Building will effectively screen views of the tower from the road and adjacent private property.

RECOMMENDATION

This proposed tower is an essential component of the County's (and region's) new emergency communications system. Its location next to the Emergency Communications Center is an operational necessity. The location is within the County's Operations Center Complex and is well buffered from adjacent residential properties. Therefore, based on the considerations and conclusions as noted, I recommend that the Board approve this application through the adoption of proposed Resolution No. R04-56.

Carter/3337
Attachments

- Vicinity Map
- Site Location Sketch
- Proposed Resolution R04-56